



## UNITS 13/14 VISION, ACTON, W3 0AF

### DESCRIPTION

Units 13 and 14 are two industrial/warehouse properties of steel portal frame construction, which are to be fully refurbished throughout. Offices are at first floor level. Externally there is a shared yard and private parking.

The unit is available from Q2 2019.

### SPECIFICATION

Salient Specification details as follows:

- Minimum clear height of 7.5m
- Floor loading 30 kN/sq m
- 2 Surface level loading doors
- On site car parking
- \*Potential to secure yard\*

### EPC

Available on request.

### ACCOMMODATION

The unit comprises of the following:

#### Unit 13

Warehouse	6,458 sq ft
First Floor Office	2,281 sq ft
Total	8,739 sq ft

#### Unit 14

Warehouse	6,447 sq ft
First Floor Office	2,281 sq ft
Total	8,728 sq ft

Approximate Gross Internal Areas

### TERMS

The property is available by way of a new Full Repairing and Insuring lease for a term and rent to be agreed.

# UNIT 13/14 VISION, ACTON

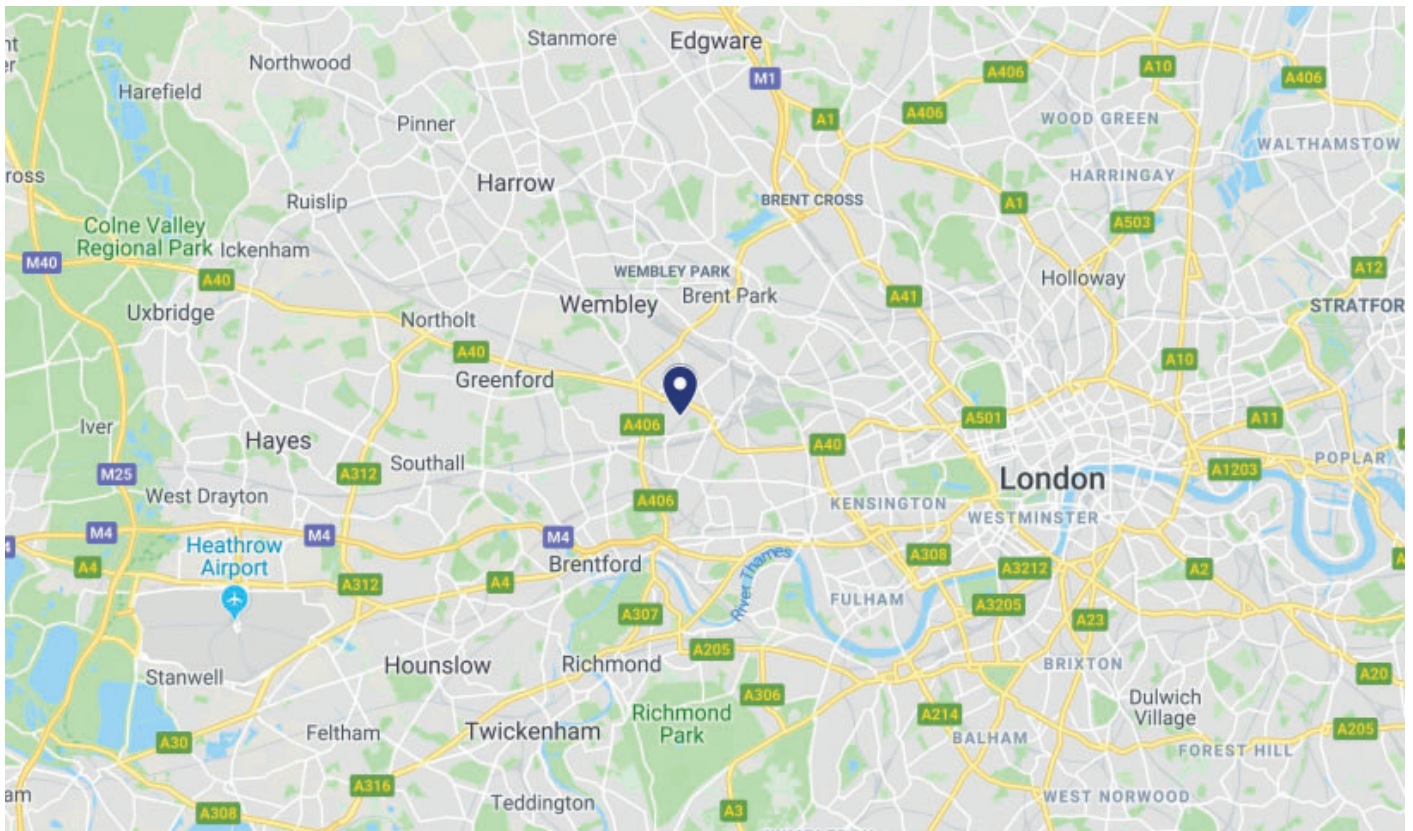
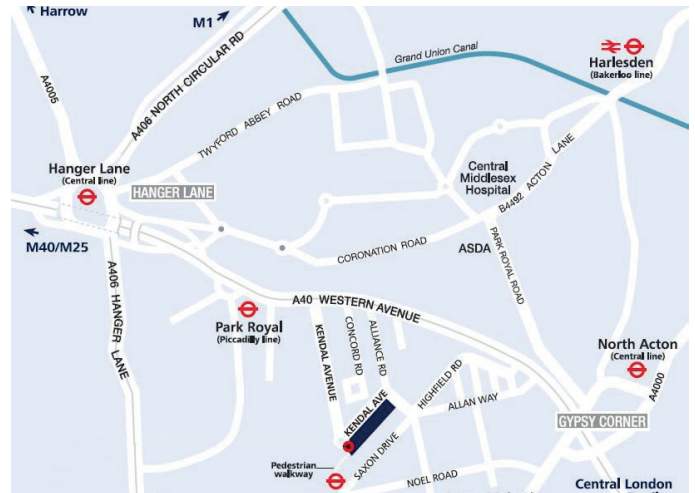
## LOCATION

Vision is situated off the A40 Western Avenue between the Gypsy Corner and Hanger Lane interchanges. Access to Vision is via Kendal Avenue or Alliance Road. Kendal Avenue is in a prime location within an industrial area with prominent local occupiers including Black Island Studios and Diageo.

A40	200 metres
West Acton Underground	400 metres
Park Royal Underground	800 metres
M1 (J1)	5.0 miles
Central London	7.0 miles
M25 (J16)	10.0 miles

## LOCAL OCCUPIERS

Diageo, Black Island Studios, Eco, The Organic Pharmacy, Oxygen Freejumping, Royal Mail, Lookers Jaguar Land Rover and Nissan.



## DTRE

For further information or to arrange an inspection please contact the sole agents DTRE:

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